



14

Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *nm*
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016 CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 3, 2014

SUBJECT: S14-09 ENCLAVE AT NORTH SHORE: REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 76 SINGLE FAMILY HOME LOTS (LOTS 1-76) ON APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN AND ELLIOT ROADS, IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for the development of a 76 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION

MOVE TO CONTINUE S14-09 TO OCTOBER 1, 2014.

APPLICANT/OWNER

Company: Withey Morris PLC
Name: Adam Baugh
Address: 2525 E. Arizona Biltmore, A-212
Phoenix, AZ 85016
Phone: 602-230-0600
Email: adam@witheymorris.com

Company: Elliot & McQueen LLC
Name: Wendell Beck
Address: 480-229-7177
Mesa, AZ 85213
Phone: 480-229-7177

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>August 3, 2004</i>	The Town Council adopted Resolution No. 2517 (GP04-03) and Ordinance No. 1880 (Z04-03) and amended the land use classification and rezoned approximately 25 acres including the 18.6 acre subject site from a combination of Residential > 5-8 DU/Acre and Residential > 3.5 – 5 DU/Acre to a combination of Neighborhood Office (NO) and Community Commercial (CC) land use classifications; and rezoned the subject site from Agricultural (AG) and Neighborhood Convenience Commercial (NCC) to Neighborhood Office/ Service (NS) and Neighborhood Commercial (NC).
<i>May 22, 2007</i>	The Town Council adopted Ordinance No. 1960 (Z07-41) rezoning approximately 21 acres including the subject site of Town of Gilbert Community Commercial (CC) and Neighborhood Office (NO) zoning district, by revising the zoning district boundaries.
<i>August 6, 2014</i>	The Planning Commission recommended approval of GP14-07 and Z14-14 to the Town Council.
<i>August 18, 2014</i>	The Town Council adopted Resolution No. 3261 (GP14-07) and Ordinance No. 2499 (Z14-14) amending the land use classification and rezoning approximately 18.6 acres from a combination of Community Commercial (CC) and Neighborhood Office (NO) to Residential > 3.5-5 DU/Acre; and rezoned the subject site from Community Commercial (CC) and Neighborhood Office (NO) to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay.

Overview

The applicant recently received Town Council approval in August amending the General Plan designation to Residential > 3.5-5 DU/Acre and rezoning the property to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Subsequent to these approvals, the applicant is applying for Preliminary Plat and Open Space Plan approval for a 76 lot residential subdivision with a minimum lot size of 50' x 100' (5,000 sq. ft.).

The applicant requires additional time to complete revisions to the Preliminary Plat and Open Space Plan that were requested by staff. The applicant intends to submit the revised plans in time for the next hearing agenda.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat and open space plan.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to continue SP14-09 to October 1, 2014.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments:

Attachment 1: Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 3, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

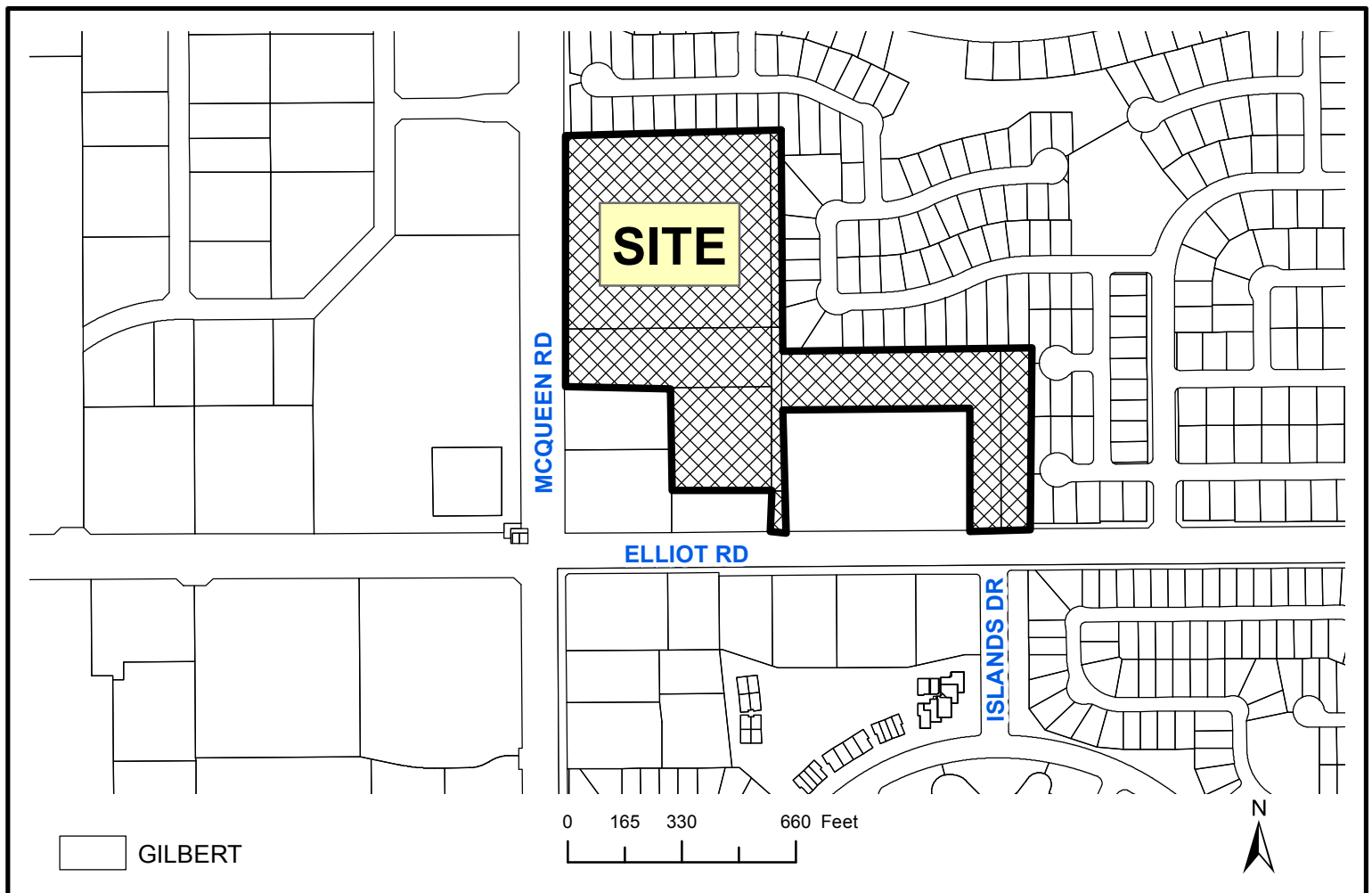
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

S14-09: Request to approve a Preliminary Plat and Open Space Plan for Enclave at North Shore for 76 home lots (Lots 1-76) on approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road, in the Single Family Detached Residential (SF-D) zoning district, with a Planned Area Development (PAD) Overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:



APPLICANT: Clouse Engineering Inc
CONTACT: Jeff Giles
ADDRESS: 1642 E. Oranewood Avenue
Phoenix, AZ 85020

TELEPHONE: (602) 395-9300
E-MAIL: jgiles@clouseaz.com